



**SCHRADER**  
Real Estate and Auction Company, Inc.

- 200± Acres of Productive Farmland
- 2015 Crop Rights
- Highly Productive Soils

MIDDLETOWN, IN • Henry Co., Fall Creek Twp.

# LAND AUCTION

Thursday, March 12 • 6 PM

held at the Middletown Church of the Nazarene



OFFERED IN 3 TRACTS

held at the Middletown Church of the Nazarene

Thursday, March 12 • 6 PM

**217± ACRES**

# LAND AUCTION

MIDDLETOWN, IN • Henry County, Fall Creek Twp.

**217± ACRES**

on the south side of Middletown, 5 miles east of Anderson

OFFERED IN 3 TRACTS



- 200± Acres of Productive Farmland
- 2015 Crop Rights
- Highly Productive Soils

260-244-7606 • 800-451-2709  
www.SchraderAuction.com

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MARCH 2014						
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30	31					



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#AC63001504 #AU10100108

MIDDLETOWN, IN • HENRY COUNTY

- 200± Acres of Productive Farmland
- 2015 Crop Rights
- Highly Productive Soils

**217± ACRES**



ONLINE BIDDING AVAILABLE

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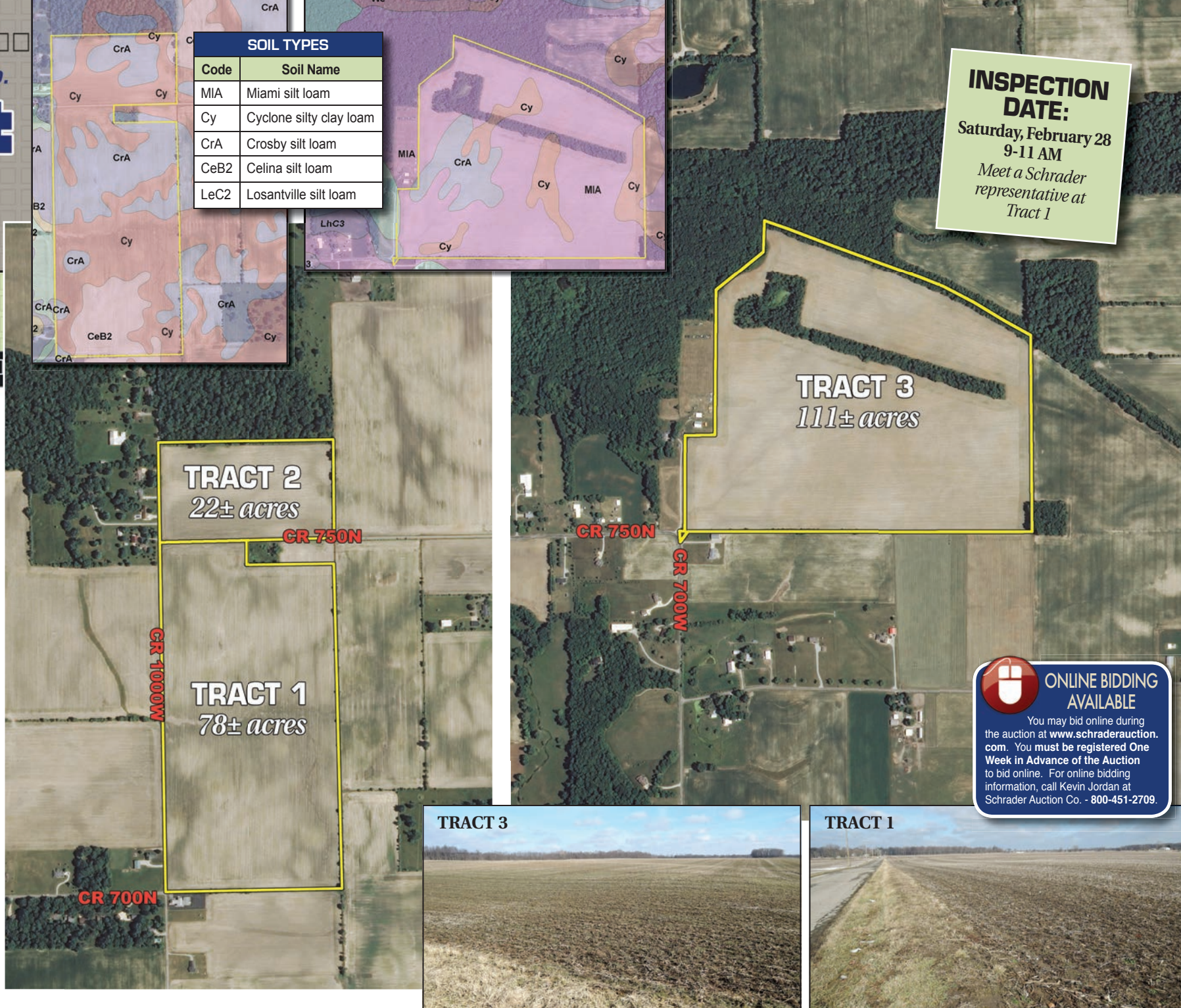
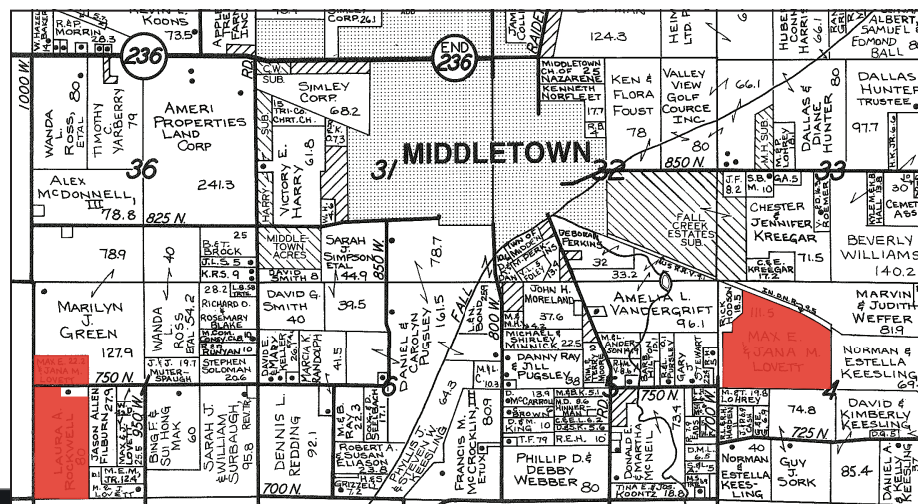
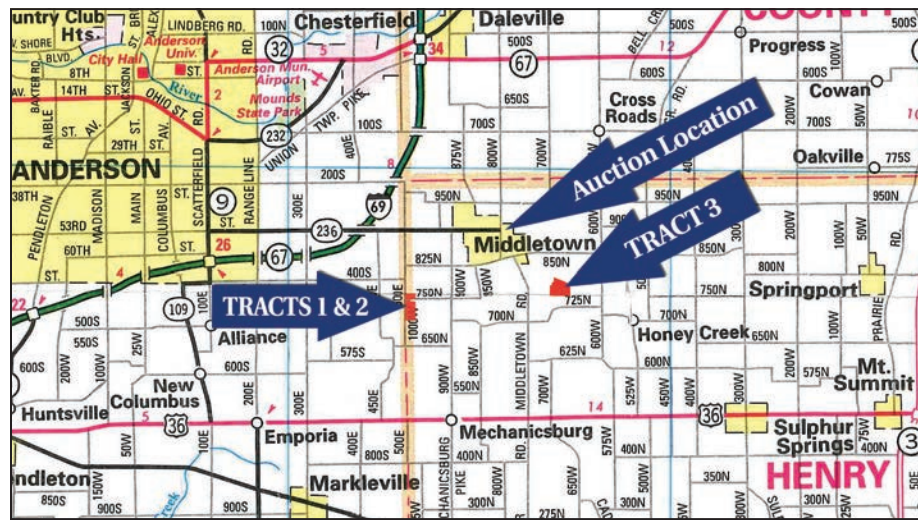
MIDDLETOWN, IN • Henry County, Fall Creek Twp.

# LAND AUCTION 211± ACRES

Thursday, March 12 • 6 PM  
held at the Middletown Church of the Nazarene

**PROPERTY LOCATION:** **Tracts 1-2:** From the intersection of SR 236 & CR 800W on the north side of Middletown, travel west on SR 236 for 2 miles to CR 1000W (County Line Rd.), then turn left (south) and travel 1½ miles to the property.  
**Tract 3:** From the intersection of SR 236 & CR 800W on the north side of Middletown, travel east on Mill St. approximately 3 blocks to 5th St., then south (right) 1½ miles to CR 750N, then turn east (left) and travel ½ mile to the property (at the curve of CR 750N/CR 700W).

**AUCTION LOCATION:** Middletown Church of the Nazarene - 698 N. 5th St., Middletown, IN. From the intersection of SR 236 & CR 800W on the north side of Middletown, travel east on Mill St. approximately 3 blocks to 5th St., then south to the auction site.



**INSPECTION DATE:**  
Saturday, February 28  
9-11 AM  
Meet a Schrader representative at Tract 1

**ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.



**TRACT DESCRIPTIONS:**  
**TRACT 1: 78± acres.** All tillable with ½ mile frontage on CR 1000W and about 640' of frontage on CR 750N. Excellent soils include Cyclone (50%), Crosby (33%) and Celina (17%). County drainage tile in place.  
**TRACT 2: 22± acres.** All tillable with ¼ mile frontage on CR 750N and about 740' of frontage on CR 1000W. Exceptional soil mix includes Cyclone (56%) and Crosby (41%).  
**TRACT 3: 111± acres.** Productive tract with 103.5 tillable per FSA. Owned access from CR 700W with Agricultural Easement in place along drive. Dominant soils are Miami, Cyclone and Crosby. Currently in wheat. Contact auction manager for crop buy-out details.

**SELLERS: MAX AND JANA LOVETT**  
Auction Manager: Mark Smithson 765-744-1846  
**SCHRADER 260-244-7606**  
Real Estate and Auction Company, Inc. **800-451-2709**  
[www.SchraderAuction.com](http://www.SchraderAuction.com)

**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 211±-acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.  
**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.  
**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.  
**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Seller shall provide Warranty or applicable Deed(s).  
**CLOSING:** The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.  
**POSSESSION:** Possession is at closing.  
**REAL ESTATE TAXES:** 2013/14 taxes were \$6,653.88/year plus ditch assessments of \$1245.68. Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2016 and thereafter.  
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.  
**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.  
**FSA:** Corn base 129.4 acres, Wheat base 5.5 acres, Soy base 64.0 acres.  
**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.  
**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**